

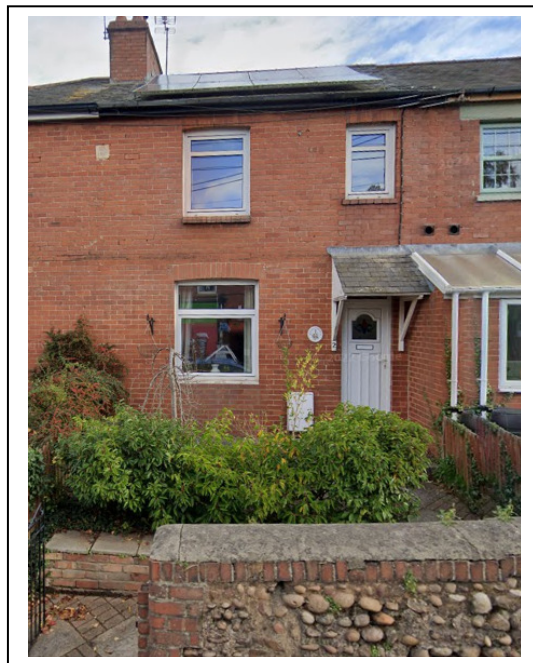
Planning and Heritage Statement

Proposed Development:

Proposed single-storey infill extension.

Site address:

2 Canada Cottages, Woodbury, Devon

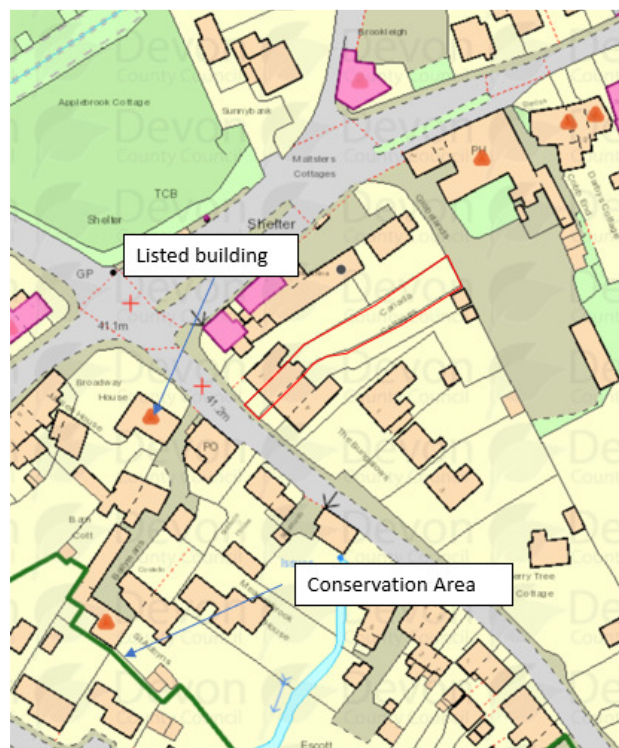


1.0 Introduction

- 1.1 This Planning Heritage Statement has been produced to justify and consider the impact of a small rear infill extension to an existing cottage within the Woodbury Conservation Area.
- 1.2 This Statement will seek to justify how this development is compatible with the character and appearance of the area and will conserve and enhance the character of the conservation area as well as clearly demonstrate how this development complies with local plan policy.

2.0 Site Location

- 2.1 The application site is a terraced property that is located on the eastern side of the Broadway, the main B road that provides access to the village.
- 2.2 Canada Cottages are an attractive red brick terrace of cottages that front onto the Broadway and constructed from a characteristic red/orange brick with a slate roof. The dwellings are set back from the highway and enclosed by a boundary wall which is studded with pebbles.
- 2.3 The terrace has been altered over the years with features which as lean to porches, timber fencing and solar panels visible in the street scene.
- 2.4 Map 1 below shows the application site together with the conservation area.



Map 1 Site location and conservation area

3.0 Proposed Development

- 3.1 This application is for a small single-storey extension to the rear of the dwelling which will provide for a ground floor bathroom.
- 3.2 The extension is recessed in the void area next to the existing kitchen and will be accessed from the dining room. The development will see the existing kitchen window blocked off and a new roof light provided to the bathroom.
- 3.3 The extension will be constructed from materials to match the existing rear elevation and consists of matching render and a slate roof.

4.0 Local Plan Policy and Guidance

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 identifies that an application for planning permission must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

- 4.2 In this instance the Development Plan for this area consists of:

East Devon Local Plan (2016)

- 4.3 The most relevant Policies which relate to this application are as follows:

D1- Design and Local Distinctiveness

EN8 – Significance of Heritage Assets and their Setting

EN9 – Development Affecting a Designated Heritage Asset

EN10 – Conservation Areas

- 4.4 The following guidance is also relevant to this application:

Woodbury Conservation Area Appraisal and Management Plan

5.0 Assessment of Significance

- 5.1 Policy EN8 – Significance of Heritage Assets and their Setting requires that the significance of any heritage assets and their setting should first be established through a proportionate but systematic assessment of significance. The guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic, or communal value.
- 5.2 The application is within the Woodbury Conservation Area and therefore is a designated heritage asset but is not a listed building.

5.3 The Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) produced by Historic England sets out 5 Steps to assess the significance, these are identified below:

Step 1: Identify which heritage assets and their settings are affected – the following heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

5.4 The following comments are made under each Step.

5.5 **Step 1: Identify which heritage assets and their settings are affected – the following heritage assets and their settings are affected:**

i. Woodbury Conservation Area.

5.6 **Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated –**

5.7 The Woodbury Conservation Area Appraisal identifies a map of important features and identifies that the application site has an Unspoilt Frontage. This is notable because the red brick and traditional form have an attractive and characteristic appearance on the street scene.

5.8 The limited scale and position of the extension on the dwelling means that the proposed development will have a very limited impact on the character and appearance of the Woodbury Conservation Area. The extension will not be visible from the street scene and will not impact on the important features identified in the appraisal.

5.9 **Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it –**

5.10 In terms of the impact on the Woodbury Conservation Area this very limited given the scale and position to the rear of the terrace. Furthermore, the extension has been designed to respect the form of the dwelling through the use of matching materials. As such no harm is identified.

5.11 **Step 4: Explore ways to maximise enhancement and avoid or minimise harm -**

5.12 As identified a above design has been key in minimising harm and results in an extension that is sympathetic to both the host dwelling and wider conservation area.

5.13 **Step 5: Make and document the decision and monitor outcomes –** The production of this document and planning application provide a method for documentation and monitoring outcomes.

5.14 This Assessment of Significance has considered the impact of the development on the designated heritage assets and concluded that extension does not result in any harm.

6.0 Assessment against local plan policy

Principle

- 6.1 The dwelling is located within the defined settlement of Woodbury and an extension that is sympathetic and does not result in harmful off-site impacts is supported in principle through the East Devon Local Plan.

Design and Local Distinctiveness

- 6.2 The development is compatible with the character and appearance of the area and therefore complies with Policy D1 of the East Devon Local Plan.

Heritage

- 6.3 As detailed in the Statement of Significance above the application site is located within the Woodbury Conservation Area. As such Policy EN9 – Development Affecting a Designated Heritage Asset is relevant to this application.
- 6.4 Policy EN9 sets out where harm to a designated heritage asset occurs that it will not grant permission unless it can be demonstrated that the development will achieve public benefit. Based on the limited scale, good design and siting it is argued that no harm arises as a result of this development.
- 6.5 The development will also conserve and enhance the character of the Woodbury Conservation Area and as such will comply with Policy EN10 of the East Devon Local Plan.

7.0 Conclusion

- 7.1 This is a well-designed extension and will conserve and enhance the character and appearance of the Woodbury Conservation Area.
- 7.2 As such this development can be considered to be in accordance with the development plan and should therefore be granted planning permission.